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Sent: 16 June 2025 15:01:59 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application DM/25/0856

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 16/06/2025 3:01 PM from Oliver Benson on behalf of Environmental Protection.

Application Summary

Reference:	DM/25/0856
Address:	Land To R/O 99 Leylands Road Burgess Hill RH15 8AA
Proposal:	Demolition of existing garage and shed and erection of a single storey 2no bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed.
Case Officer:	Caroline Grist

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Comments Details

Comments:	Contaminated Land: The proposed development involves the demolition of an existing garage, and given the low potential for contamination associated with such structures (e.g., from oil, fuel, or other hazardous substances), we recommend the inclusion of a discovery condition for contaminated land. This condition would require an immediate stop of works and notification to the local authority if contamination is found during development, followed by appropriate investigation and remediation measures.
	Noise: Technical specifications for the proposed ASHP have now been submitted. However, the submitted plans do not clearly identify whether a nearby outbuilding belonging to an neighbouring property would be considered a habitable room. To fully assess the potential noise impact in accordance with MCS020 guidance, further

clarification is required regarding the location of the nearest windows serving habitable rooms on neighbouring properties.

If the applicant can confirm that the ASHP is sited such that it meets MCS020 siting criteria, particularly in relation to the distance to the nearest habitable room window, then it is likely that a specific noise condition will not be necessary.

In the absence of this clarification, a precautionary approach is recommended, and a BS4142:2014+A1:2019 noise assessment condition should be applied. This condition may be discharged at a later stage if the applicant provides satisfactory evidence that the ASHP will not result in adverse noise impacts.

Construction Environmental Management Plan (CEMP):
Given that residential properties surround the proposed development, it is important to minimise the impact of construction activities on neighbouring residents. I recommend conditioning a Construction Environmental Management Plan (CEMP). The CEMP should include measures to control construction:

Working Hours: Restrictions on working hours to minimise disturbance to residents.

Noise: Mitigation measures to reduce noise from demolition and construction activities.

Dust: Dust suppression techniques to prevent dust from affecting neighbouring properties.

We acknowledge that there are limitations on the extent to which noise and dust can be controlled during demolition and construction. However, the CEMP should aim to minimise these impacts as much as reasonably possible.

Recommendation: approve with the following conditions:

1. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. Unless otherwise agreed with the local planning authority, the use hereby permitted shall not come into use until a scheme has been submitted to the LPA demonstrating that the noise rating level (L_{Ar},Tr) of plant and machinery within the build shall be at least 5dB below the background noise level (L_{A90,T}) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014+A1:2019. The assessment shall be carried out with the plant/machinery operating at its maximum setting. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

3. Construction hours: Works of construction or demolition, including the use of plant and machinery, as well as any delivery or collection of plant, equipment or materials for use during the demolition/construction phase necessary for implementation of this consent shall be limited to the following times:

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank/Public Holidays no work permitted

4. Construction Environmental Management Plan: Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Kind regards